

CITY OF LAS VEGAS INTER-OFFICE MEMORANDUM			DATE: July 10, 2025
TO: Land Development Services Department of Community Development – Building & Safety Division			FROM: Stanley Fong, P.E. Flood Control Sr. Eng. Associate Department of Public Works
SUBJECT: Drainage Study for: Cloudbreak Ridge Summerlin Village 30A Parcel F			COPIES TO: RCI Engineering
Cross Streets:	Mountain Run Dr & Park Drift Trail		Howard Hughes; KB Homes
File Number:	F:\Depot\DSMemos\DS5874B.doc		Lucien Paet, P.E., DevCo
Parcel Number:	137-21-711-004, 137-22-313-001		CCRFCD
Zoning Action:	25-0132-TMP1		
FEMA Flood Zone	YES	NO	X
Proposed Storm Drain	YES	X	NO

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Payment Trn #
1 st Submittal	5-28-2025	6-17-2025	See Comments Below	\$400	6262719: \$400
2 nd Submittal	6-25-2025	7-10-2025	See Comments Below	\$400	6296010: \$400
TOTAL FEES (LDDRS):				\$800	----

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
	must be resubmitted or supplemented including the following:
X	is conditionally approved subject to Clark County Regional Flood Control District concurrence.
	is conditionally approved subject to Clark County Public Works Department concurrence.

***** The Conditional Approval of this Drainage Study is to allow the engineer/developer to submit the Improvement Plans to City Land Development Only**

***** Do not submit the Drainage Study to Clark County Regional Flood Control District (CCRFCD) prior to the Structural Design and Calculations being approved by the City Building & Safety Department**

1. **This drainage study is acceptable in concept;** however, *City of Las Vegas* will not formally accept the study until the *Clark County Regional Flood Control District (CCRFCD)* has issued a letter of concurrence. The engineer should contact the CCRFCD to confirm that they have begun their review.

Please note that effective March 15, 2019, the CCRFCD adopted new requirements for drainage study concurrence submittal. Follow the link below for specific guidance.

<http://gustfront.ccrfcd.org/LandDev/LandDev.aspx>

2. Show and label the Public Drainage and Sewer Easement from common element 'M' to Park Drift Trail. This portion located in existing Summerlin Element 'B' must be recorded by separate document. The Public Sewer and Drainage Easement (by separate document) shall be recorded prior to submitting Mylar plans or Mylar subdivision maps.

3. All storm drain inlets that are more than 10'-deep and storm drain manholes that are more than 18' deep requires special structural details and calculations. Submit structural design and calculations to City Building & Safety for review and approval prior to the final approval of the drainage study.
4. Sheet D-1: Add note to cross sections 6 to 18 "Existing improvements per L25-01169, Summerlin Village 30A Parcel F Mass Grading".

***** The City of Las Vegas Flood Control is standardizing the file naming of drainage studies and plans during the digitizing process. When saving the project files in the CD or thumb drive, please follow the system below:**

If drainage study only contains one combined file, use the following naming convention in Document Title:

1st Submittal DS and Plans (for first and original submittal);

2nd Submittal DS and Plans (for second submittal (addendum #1)) etc.

If drainage study contains multiple files, use the following naming convention in Document Title:

1st Submittal DS (for the report of the drainage study)

1st Submittal Plan 1 (could be the drainage condition maps)

1st Submittal Plan 2 (could be the improvement plans) etc.

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or planting. For more information, including forms and applications see <http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

NOTE: Any future changes to the proposed design (or design assumptions) as outlined in the approved drainage study and attached preliminary grading plan which affect drainage must be addressed in a Drainage Study Update and accepted by the *City of Las Vegas Flood Control Section*. Additionally, final approval of a drainage study is valid for a period of one (1) year. If the proposed construction has not been completed in that time period, the *City of Las Vegas* reserves the right to require additional conditions and/or submission and acceptance of a complete drainage study update prior to further construction of a project.

END OF REMARKS
SF

T/R/S: T20S/R59E/S21
AREA K21